

COMMON COUNCIL
COUNCIL CHAMBERS
OCTOBER 7, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Pastor Patrick Galligar with St. Peter's Lutheran Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, Kenneth Whipker and James Lienhoop were present.
- D. Councilor Shuffett made a motion to approve the minutes from the City Council meeting on September 16, 2014 as presented. Councilor Bunch seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

Councilor Shuffett made a motion to suspend the rules of order and move item A under New Business to be heard after item A under Unfinished Business. Councilor Jerome seconded the motion. Motion passed by a unanimous vote.

II. Unfinished Business Requiring Council Action

- A. First Reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, DESIGNATING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS, INDIANA, AS AN ECONOMIC DEVELOPMENT TARGET AREA." Carl Malysz, Community Development Director, presented this ordinance. He explained the purpose of the ordinance is to provide a determination on whether to designate the former Hostess Bakery property located at 3030 National Road as an economic development target area. Carl stated the Columbus Economic Commission reviewed the request in accordance with State law and found the request for an economic development target area is consistent with State statute by a unanimous vote. Mayor opened the meeting to the public. Justin Hohn, 2052 Iroquois Trail, asked how the city avoids the impression of not creating favoritism when economic districts are created. Councilor Shuffett explained the property is an abandoned industrial facility and this is an opportunity to get the area cleaned up. Councilor Whipker stated this is very similar to the Golden Castings property, where it could sit for years and that is not desired for this property. He further stated 100 jobs will be created and 140 jobs will be transferred from the current store. Councilor Jerome made a motion to pass the first reading and place in proper channels by accepting this area as an economic development target area. Councilor Bunch seconded the motion. Motion passed unanimously.

III. New Business Requiring Council Action

- A. First Reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RE/MX-OL" (RESIDENTIAL: ESTABLISHED/MIXED

DENSITY OVERLAY) TO "RE" (RESIDENTIAL: ESTABLISHED)." (Downtown Columbus Historic District Rezoning) Jeff Bergman, Planning Director, and Melissa Begley, Assistant Director, presented this ordinance. Melissa explained the request is to rezone the property by removing the mixed density overlay district. She stated the general area of properties under this ordinance is between 6th and 12th Streets and between Washington and Pearl Streets. Melissa displayed a map showing the area being considered for rezoning. The Columbus Plan Commission forwarded this with a favorable recommendation by a vote of seven (7) to zero (0). Mayor opened the meeting for public comment. Dale Nowlin, 821 Franklin Street, spokesperson for the petitioners presented a powerpoint presentation. Cheryl Knulf, 1027 Franklin Street, and John Stroh, 645 Lafayette Avenue, also contributed to the presentation. Councilor Jerome asked the definition of an apartment. Melissa stated a unit is defined as having a kitchen, bedroom and bathroom. Kay Lord questioned the petition and rezoning guidelines. Jeff Logston, City Attorney, explained the process of the petition. Susan Fye spoke on behalf of the Columbus Landlord Association. She discussed the rezoning that occurred in 2007 in which the overlay was included. She further stated the Landlord Association would like to work with the city to see possible incentives for improving downtown properties. A member of the audience stated it's the landlord's responsibility to maintain their properties. Julie McCawley lives downtown and is also a landlord. She would like to see the zoning board involved by requiring homes being considered for multifamily be approved by the board. Brad Grayson, representing the Bartholomew County Landlord Association, stated this rezoning is not going to stop the people problems that are in the area. He read letters of opposition from other landlords. Norman Love would be in favor of seeing the overlay removed. Dave Jones with the Columbus Plan Commission feels this is not a removal of rights for the landlords in the area; it's an extra level of oversight. He believes the petitioners have met all of the criteria for the ordinance. Dan Patton stated every time the government steps in it takes away his rights. Mayor closed the meeting for public comment. Councilor Miller explained there is a bigger issue and would like to sit down with Jeff Bergman, the landlord associations, and downtown residents to come up with a conclusion to the overlay area. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Shuffett seconded the motion. Councilors Brand and Whipker recused themselves from the vote. Motion passed by a vote of four (4) in favor and one (1) opposed. Councilor Miller voted nay.

II. Unfinished Business Requiring Council Action

- B. Second Reading of an Ordinance entitled "ORDINANCE NO. 34, 2014, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Old Marr Road/Talkwhit LLC Vacation) Jeff Bergman and Melissa Begley presented this ordinance. Melissa explained this was placed in proper channels by the Council on December 17, 2013. The property is the old Marr Road right-of-way near Northbrook subdivision. Melissa stated adjoining property owners have signed on to the right-of-way vacation. Brief discussion followed. There were no comments from the public. Councilor Shuffett made a motion to approve the second reading and adopt the ordinance. Councilor Bunch seconded the motion. Motion passed unanimously.
- C. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2015." Matt Caldwell, Director of Operations and Finance, presented this ordinance by explaining the proposed budget was tabled at the last Council meeting. The ordinance Matt discussed is an amended budget. He listed the changes as follows: cost of living adjustment (COLA) reduced from 2.5% to 2% with an overall decrease of \$116,152.00;

removal of the purchasing manager position with a decrease of \$63,565; removal of \$100,000 from the Code Enforcement Department; and a portion of the Parks capitals would be moved to the County Economic Development Income Tax (CEDIT) fund. Matt stated with these changes there is a surplus of \$757,985 in all funds. Councilor Lienhoop questioned the surplus in the General Fund. Matt explained there was a surplus of \$199,049 in the General Fund. Councilor Lienhoop read a prepared statement highlighting the addition of three (3) police officers, curbside recycling, and transit route to the west side of Columbus. He further explained with the amendments discussed by Matt Caldwell, the budget is now balanced. Councilor Lienhoop stated the revised General Fund surplus of approximately \$200,000 would be reserved for anticipated future appropriations to Mill Race Center and to Columbus Area Arts Council. Mayor responded by stating she objected to the repurposed sports complex bond, with high interest rates for road improvements and parks capitals. Further stating we are not on a path to sustain our existing facilities, roads or storm sewer infrastructure. Councilor Miller stated moving the parks capital to CEDIT funds was not the Council's idea; it was the Mayor's idea. Mayor said the expenditures were shifted from one account to another. Discussion followed. Mayor opened the meeting for public comment. Russell Poling expressed concern for reducing the Code Enforcement budget; and any surplus money needs to go toward roads and storm sewers. Councilor Jerome explained the Code Enforcement reduction was originally intended for demolishing properties, but the grant of \$760,000 is now available so the \$100,000 is not needed. Joe Swaim, 151 S Hughes Street, said he loves Mill Race Center and the arts, but is not sure we should spend money in those areas when we have city properties that are not being taken care of, i.e. Children Inc. and Hamilton Center; further stating the purchasing position is necessary. Erin Hawkins, Board President of the Columbus Area Arts Council, stated they would embrace any opportunity to sit down with the Mayor or any city representative to talk about how they might further align priorities. The Columbus Area Arts Council and Mill Race Center are what differentiate Columbus from other communities, giving us a rich quality of life. Lynn Sullivan, President of the Board of Mill Race Center, reiterated Erin's comments for further discussion with the Mayor. Lynn stated 30% of the residents in Bartholomew County are over the age of 50; if Mill Race Center can assist in keeping those people healthy, it will further help the community. Mayor explained the city has committed \$50,000 from Community Development Block Grant (CDBG) funds toward the purchase of Town & Country Apartments and a grant of \$19,800. She further stated an estimated \$11,000 is spent on maintaining the grounds at Mill Race Center. Councilor Miller questioned how many cities have senior centers that are fully or partially funded by the city. Bob Pittman stated the majority of communities similar in size that have centers are funded largely through public dollars. Discussion followed. Justin Hohn is not in favor of public interest group funding from the city budget. Ricky Berkey, Osage Court, believes the budget is a balancing act and the arts are a strong component of this community. He stated these groups are vital parts of the community and he expects the city to provide some level of support. Norman Love spoke on behalf of Mill Race Center, Just Friends program, health center, etc.; these programs improve the quality of life for all of Bartholomew County. Steve Collier questioned the \$2.5 million surplus and suggested this money should be spent on roads. Trisha (member of the audience) questioned when organizations are asking for money, do they present their financial statements to help make a decision. Mayor Brown and Councilors Jerome and Brand stated they do provide financial information. Glen Petri, 1614 27th Street, doesn't like being taxed twice by the county and city; what happens when many other non-profits ask for money. Councilor Brand stated the Council has created a surplus, so money is available for all organizations in the community. Discussion followed. Sherry Stark thanked the Common

Council for open dialog on the budget and to the Mayor for her commitment to the taxpayers. She identified words from Tom Linebarger, that we need to be a community that is growing, thriving, and diverse and we have that ability. Rusty Richards stated he sees the Council has created a surplus to fund these two (2) organizations and it comes across as a political stunt to dare the Mayor not to fund the organizations; don't ask other people to fund your passions with other people's money. David Jones, President of the Park Board, explained there is much aging infrastructure in the Parks Department. Councilor Brand questioned if the Parks Department has ever asked for money and been denied. The answer was no. Mayor closed the meeting for public comment. Councilor Shuffett made a motion to pass the first reading and place in proper channels. Councilor Jerome seconded the motion. Councilor Shuffett made a motion to pass the ordinance with amendments as presented. Councilor Jerome seconded the motion to amend. Motion passed unanimously. Councilor Shuffett made a motion to pass the amended ordinance on the first reading and place in proper channels. Councilor Jerome seconded the motion. Motion passed unanimously. Councilor Shuffett made a motion to continue the adoption of the ordinance until October 21, 2014. Councilor Brand seconded the motion to continue the adoption of this hearing. Motion passed by a unanimous vote.

- D. Additional Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS FOR THE YEAR 2015." Jeff Logston, City Attorney and Executive Director of Administration, explained this ordinance was vetoed by the Mayor. Mayor described her reasons for vetoing the ordinance; the city has many deferred needs and she has advocated for no raise. Mayor opened the meeting for public comment. Lance Snider questioned if this was for all employees or just the elected officials. Mayor explained it was for the elected officials. Joe Swaim feels 2% is too much of a pay raise. Council Jerome explained every year the discussion comes up about the Mayor's salary, which should increase with the other salaries so the salary will be in conjunction with other positions. Dave Jones stated the Council has not brought one thing to the table of value and doesn't deserve a raise. Ricky Berkey stated a raise is deserved. Councilor Brand stated the pay range being established is not just this administration, but about future administrations. He further indicated the people that decide to volunteer, to put themselves on the ballot and get elected, the quality of people that decide to run will be less and less, and then it will be a disservice to our community and the type of leadership that we want to have present at this table for the future of Columbus. Mayor closed the meeting for public comment. Ordinance dies for failure of a lack of motion.

III. New Business Requiring Council Action

- B. Public Hearing and First Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." (Aviation Fund) Brian Payne, Airport Director, presented this ordinance by requesting an additional appropriation of \$80,000 for the self-fuel farm. He stated this will allow them to purchase fuel for the remainder of the year. Brief discussion followed. Mayor opened the meeting for public comment. Rusty Richards said competition is always good. Public comments were ended. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Brand seconded the motion. Motion passed by a unanimous vote.
- C. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2015." Matt Caldwell presented this ordinance. He explained this salary ordinance modifies the salary ranges from 2.5% to

2% for all employees, adds two (2) additional police officers, and removal of the purchasing manager. There were no comments from the public. Brief discussion followed. Councilor Lienhoop made a motion to pass the first reading and place the ordinance in proper channels. Councilor Shuffett seconded the motion. Motion passed unanimously.


- D. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS FOR THE YEAR 2015." Jeff Logston presented this ordinance by stating this ordinance reflects a 2% increase in salary for all elected officials. Mayor opened the meeting for public comment. Joe Swaim believes 1% is acceptable. Dave Jones said 0% raise. Justin Hohn stated elected officials voting their own raises are disingenuous. Sherry Stark stated appreciation should be shown to elected officials with a vote to pass the raise. Norman Love commented in favor of the raise. Ricky Berkey supported the raises for this group of elected officials and for future officials. Mayor closed the meeting for public comment. Councilor Miller explained the salaries need to stay on par and will donate his raise. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Shuffett seconded the motion. Motion passed unanimously.

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next regular meeting is scheduled for **Tuesday, October 21, 2014, 6:00 p.m. in City Hall.**
- C. Councilor Shuffett made a motion for adjournment. Councilor Miller seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 9:34 P.M.


Presiding Officer

Attest:


Clerk Treasurer of City of Columbus